

**ORDINANCE 027, 4<sup>TH</sup> SERIES**

**AN ORDINANCE AMENDING CHAPTER §156.074 and §156.094 TO THE ST. JAMES  
CITY CODE PERTAINING TO LOT AREA, WIDTH, AND MINIMUM SETBACK  
STANDARDS**

The City of St. James does ordain:

**Section 1.** Title XV of the City Code is amended by revising Chapter §156.074 and §156.094 to read as follows:

**§ 156.074 LOT AREA, WIDTH, AND MINIMUM SETBACK STANDARDS.**

<i>Setback, Lot Size</i>	<i>Size Standard</i>
Front yard	25 feet
Height regulations	30 feet
Lot coverage	35% maximum lot coverage by any impervious surface
Minimum lot area	9,000 feet
Minimum lot width	75 feet
Rear yard	20 feet*
Side yard	8 feet**
<b>Notes to Table:</b> * Rear yard setback for a garage accessed from an alley is five feet ** Side yard setback for a garage accessed from an alley is five feet	

**§ 156.094 LOT AREA, WIDTH, AND MINIMUM SETBACK STANDARDS.**

<i>Setback, Lot Size</i>	<i>Size Standard</i>
Front yard	25 feet*
Height regulations	45 feet
Lot coverage	45% maximum lot coverage by any impervious surface
Minimum lot area	10,000 square feet for structures containing up to four units, thereafter, add 2,000 square feet per unit
Minimum lot width	80 feet
Rear yard	30 feet*
Side yard	1. One-and two-family structures: 8-foot side yards 2. Multiple family structure 30 feet in height or less: 15-foot side yards 3. Multiple family structures more than 30 feet in height: 15 side yards*
<b>Notes to Table:</b> * Plus one foot for each foot in height the building exceeds 30 feet.	

**Section 2. Effective Date.** The effective date of this ordinance shall be effective upon passage and publication.

First Reading: April 15, 2025

Second Reading: May 6, 2025

Date of Publication: May 15, 2025

Date Ordinance Takes Effect: May 15, 2025

Adopted by the City Council this 6<sup>th</sup> day of May, 2025.

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Christopher Whitehead, Mayor

ATTEST:

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Kristin K. Hurley, City Clerk-Treasurer